



City of Somerville
90 Washington Steet
SRA Briefing, 10.19.22

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Project Background

How we got here



Project Site

**90 Washington
Street**





Project Site



Washington Street

Parcel C

New Alignment of
New Washington Street

Parcel A

Parcel B

Cobble Hill
Apartments

Holiday Inn

New Washington Street

Process So Far

Meeting I	Meeting II	Listening Sessions	Lego Workshops	Meeting III
Dec '21 Envision WHAT to build on 90 Washington Street	Feb. '22 Envision WHERE to build on 90 Washington Street	May–Sept. '22 LISTEN to the public about development issues on 90 Washington Street	BUILD ideal project site with Lego	REVIEW feedback and summarize Next Steps

90 Washington Street: Outreach Process





Reimagining Policing

- Ongoing initiative of Racial and Social Justice Office
- RSJ@somervillema.gov

The City of Somerville
Department of Racial and Social Justice

**Community Connections:
RSJ Meet, Greet and Share**


Join the team of the Racial and Social Justice Department as we visit your area for an open discussion. Thoughts, questions and concerns are welcomed at these casual community events.

Anyone interested in this work and department is encouraged to attend.

MYSTIC ACTIVITY CENTER

**530 MYSTIC AVE.
COMPUTER LAB
4-6 PM
MARCH 3, APRIL 7, and MAY 5**

Questions? Contact: R. Mason rmason@somervillema.gov

    For auxiliary aids and services or reasonable modifications to access this program, please contact Adrienne Pomeroy at 617-625-6600 x 2059 or apomeroy@somervillema.gov

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Summary of What We Heard

Feedback from Community Conversations

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Public Meeting I: December 2021

What do we want to build on the site?



Washington Street Development Parcels

Desired Uses:

- Civic uses
- Green spaces
- Commercial – Retail space
- Commercial – Services
- Commercial – Research & Development
- Housing



Washington Street Development Parcels

Development Considerations:

- Noise impacts, short and long term;
- Preservation of existing landscaping features;
- Site access (bikes and pedestrians);
- Limit new parking;
- Test to confirm site is safe for reuse and redevelopment;
- Compensate abutters for construction impacts;

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Public Meeting II: February 2022

Where should we locate desired uses on the site?



Site Objectives



Enhance public health, safety, and welfare of community.



To support a modern Public Safety Building that can change and adapt over time and is welcoming to all members of the community.

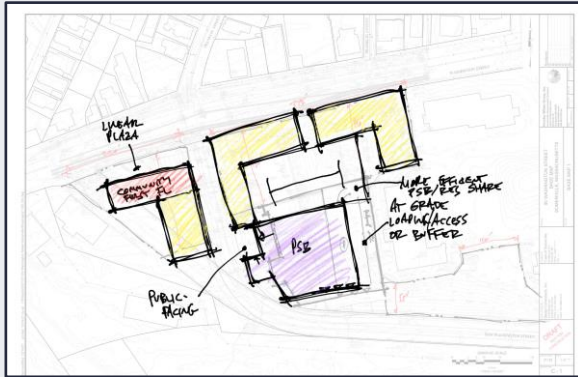


Support the goals of other planning documents including SomerVision 2040, Climate Forward, Union Square NP, etc.



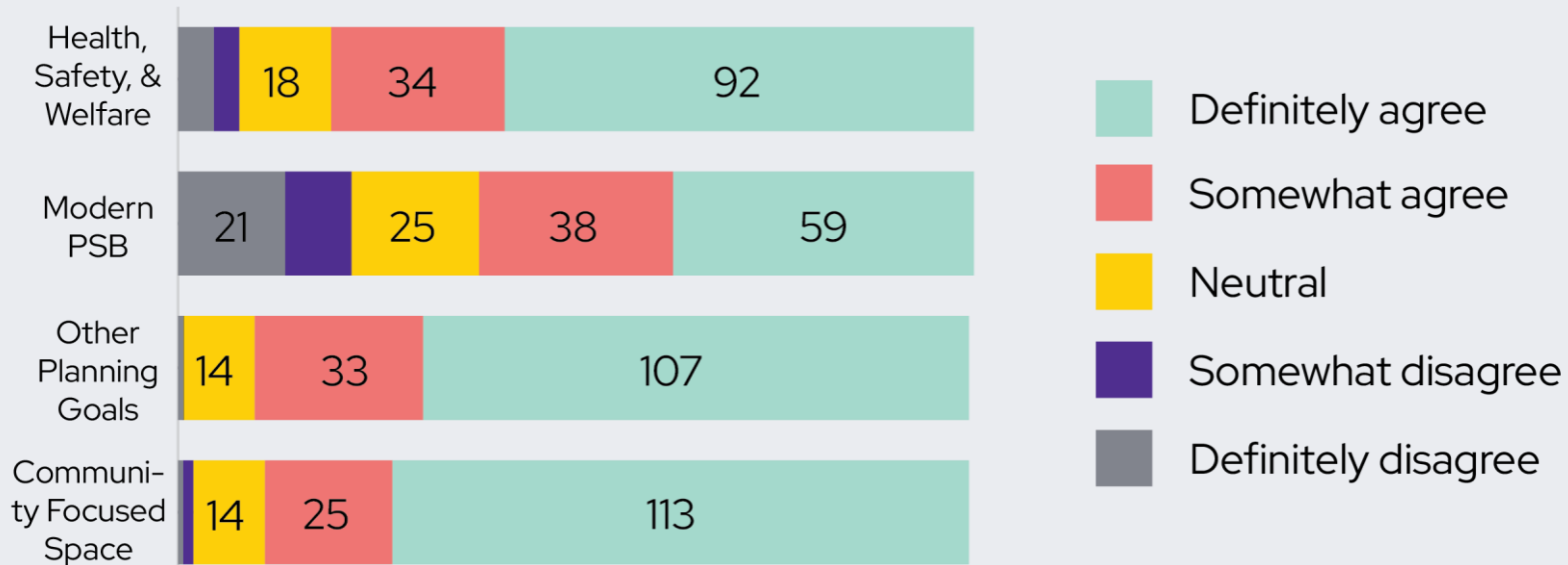
Provide welcoming, multi-functional, and connected community focused space to meet identified community needs.

Concept Development:





Site Objectives*



*Online only responses



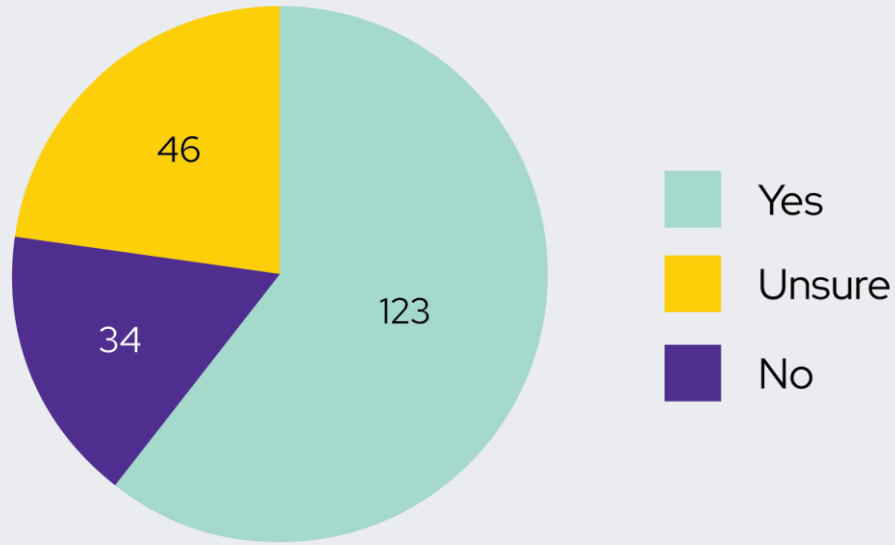
Community Room

- Would you like to see a public community space in the PSB?
- If a community space was included, what design features would make you feel comfortable?



Community Room

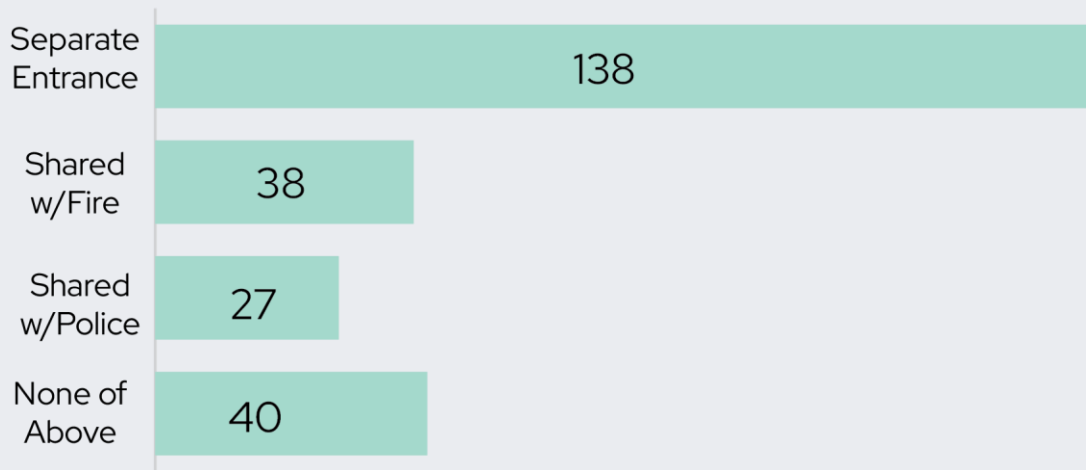
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Community Room

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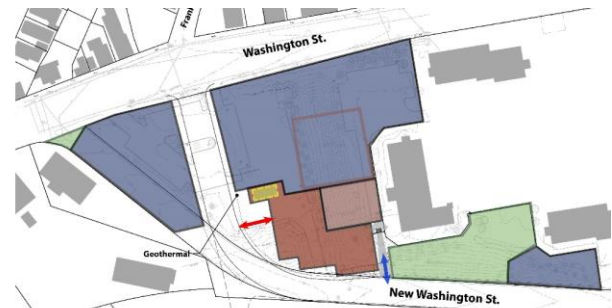




1. PSB 2021 Design



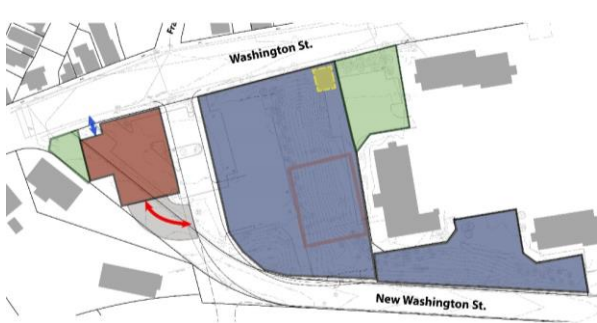
2. Washington St. Park



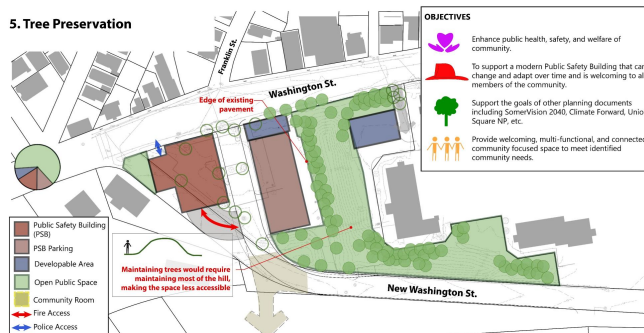
3. Rotated PSB



Design Scenarios



4. PSB on Parcel C

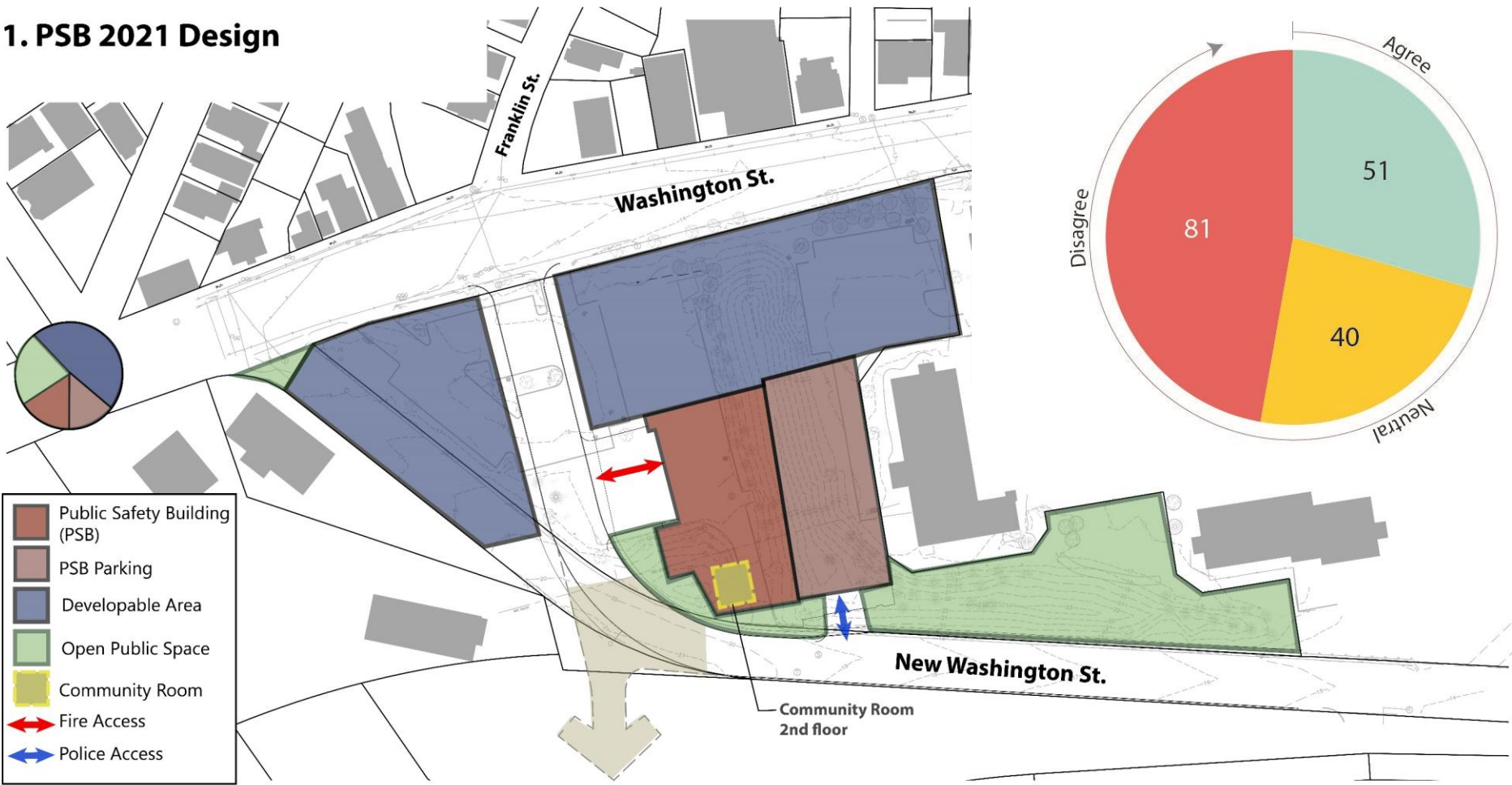


5. Trees Preservation

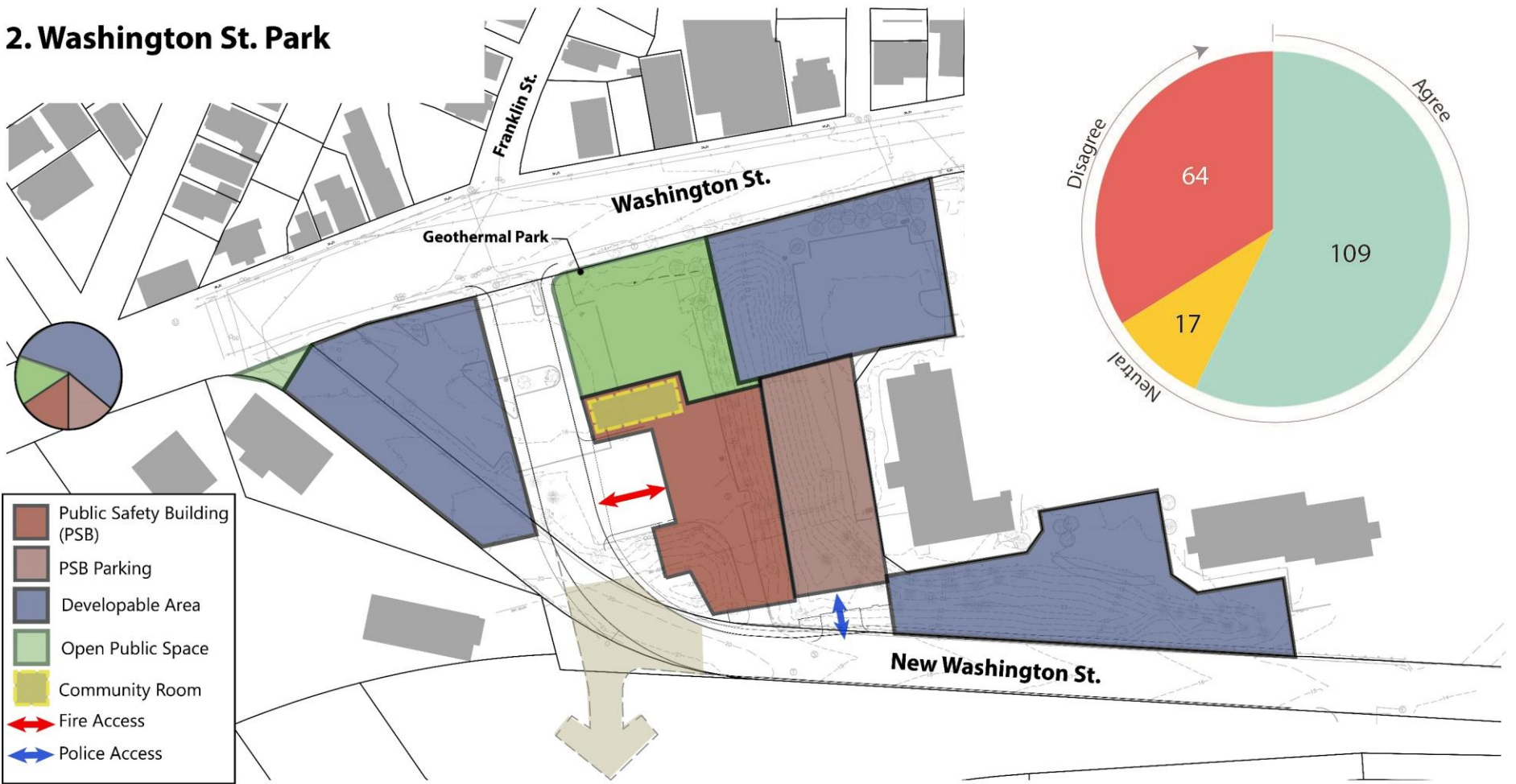


6. Parking Preservation

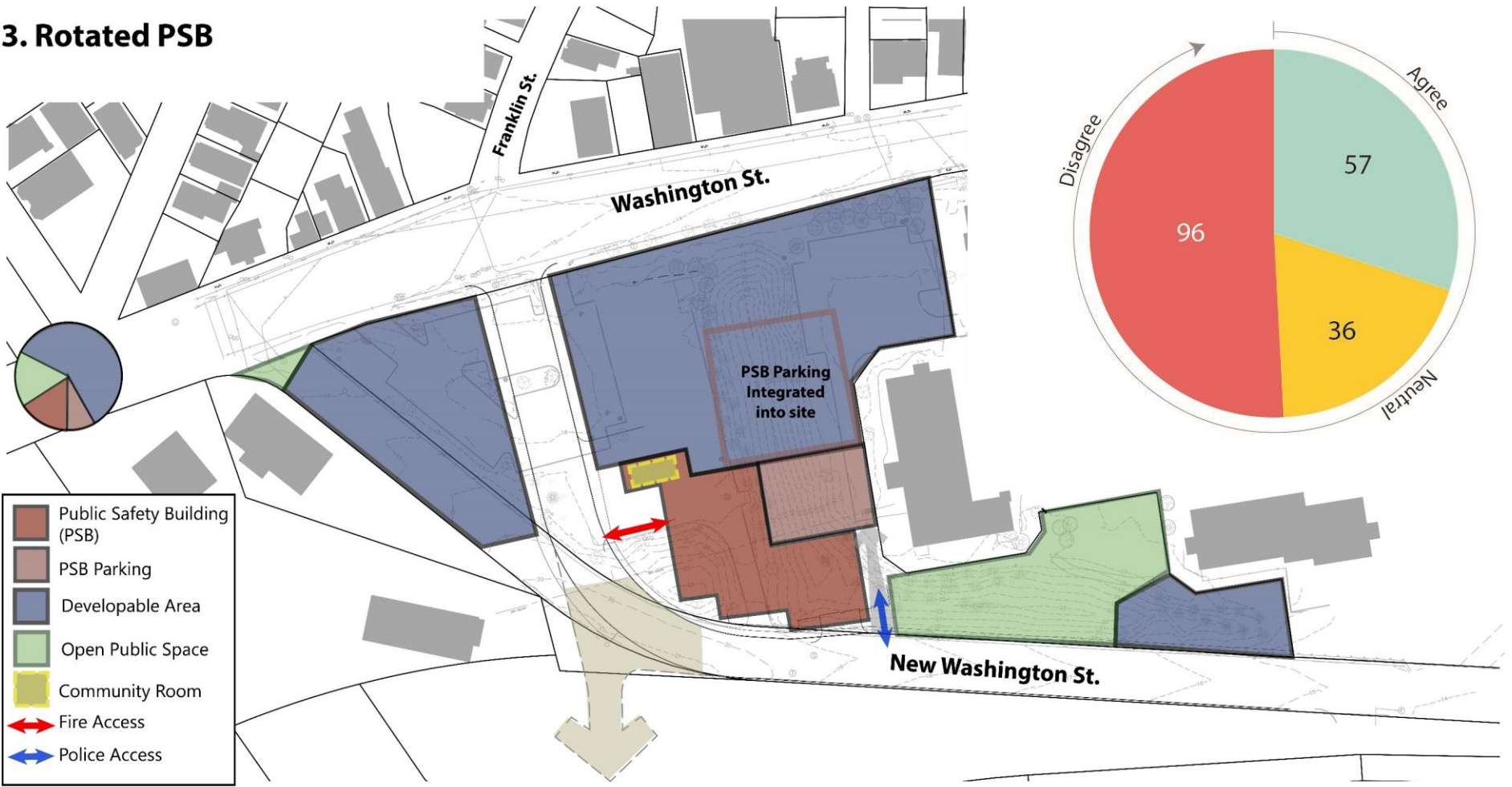
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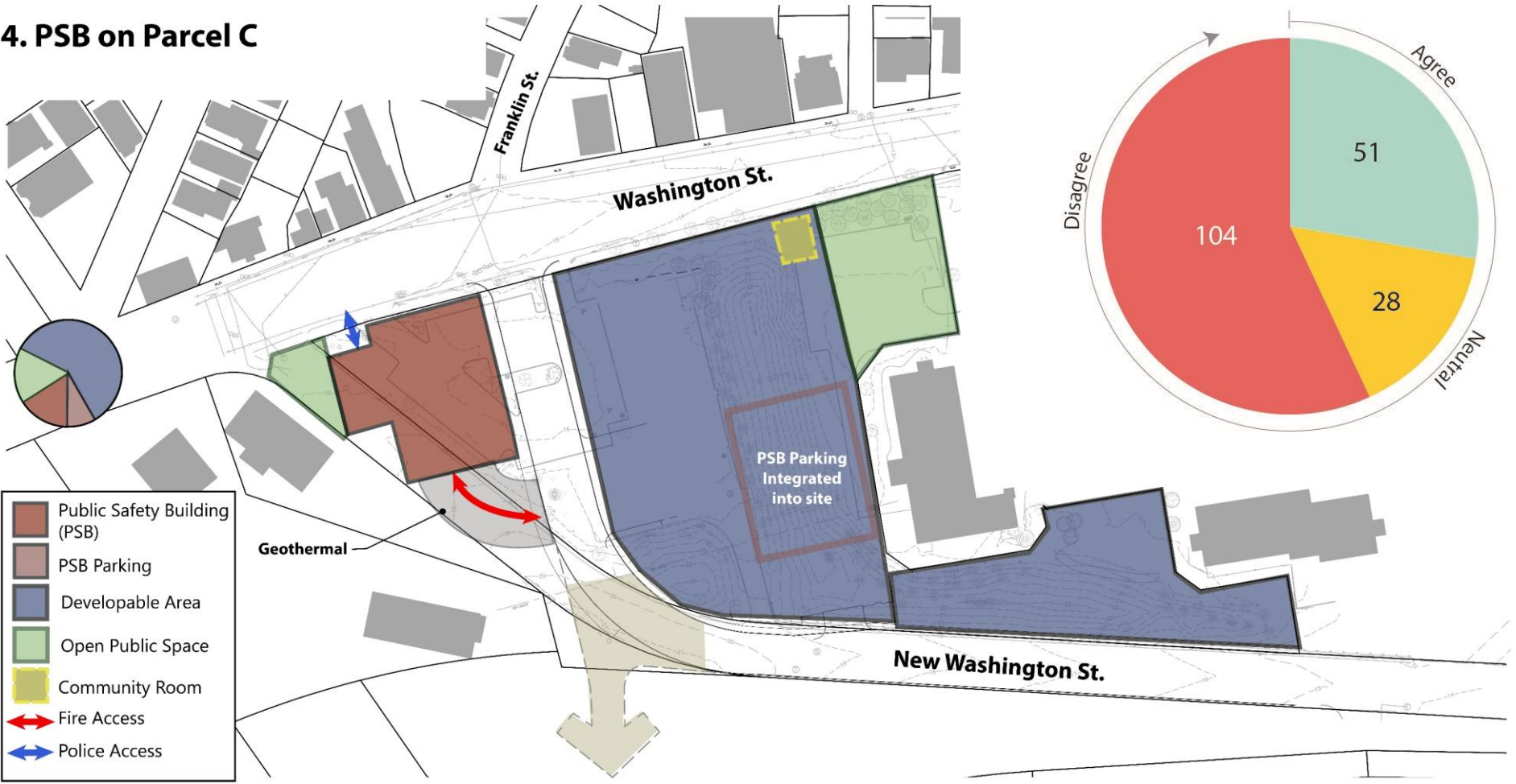
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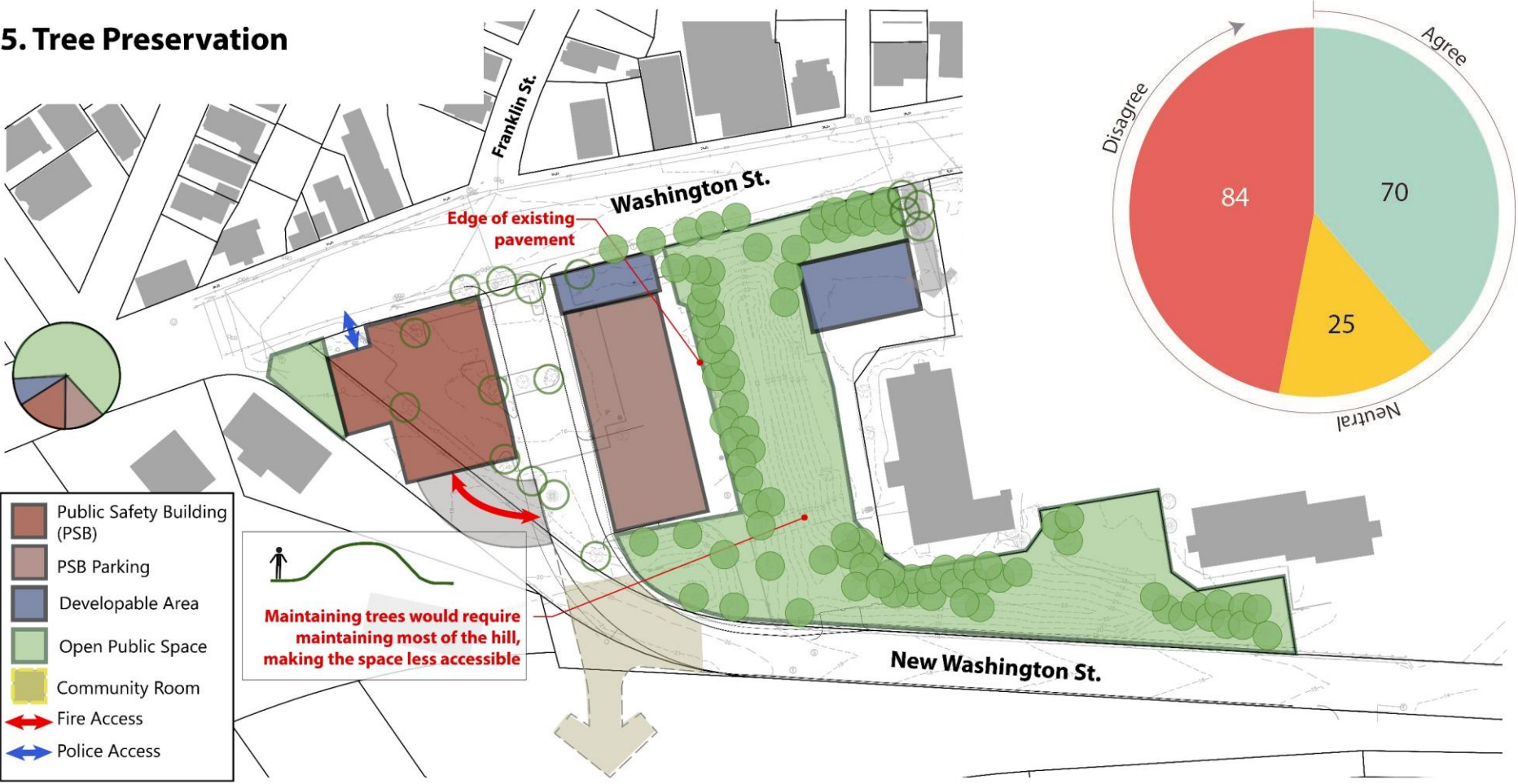
3. Rotated PSB



4. PSB on Parcel C



5. Tree Preservation



6. Parking Preservation





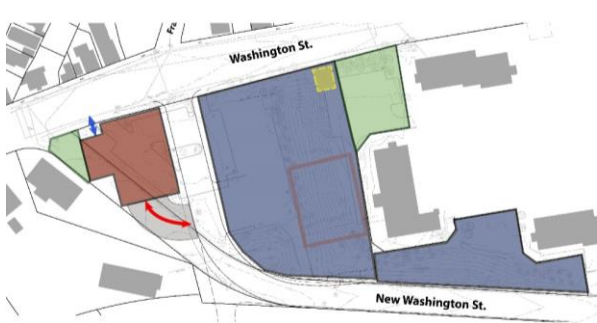
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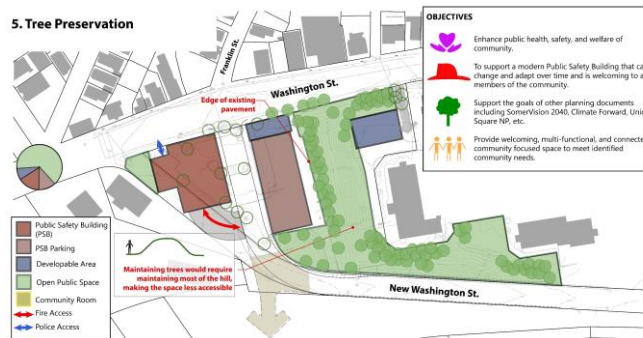
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Design Scenarios



4. PSB on Parcel C



5. Trees Preservation



6. Parking Preservation



Design Scenario Feedback

- The public space on Washington Street was preferred
- PSB on Parcel B was preferred over C
- Tree preservation was desired but should not drive major design decisions
- Still have to solve the parking issue

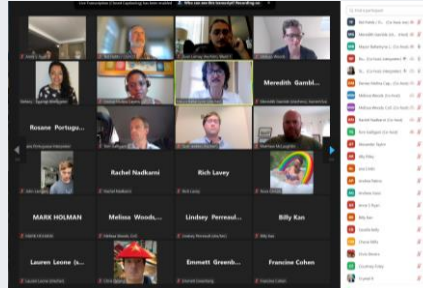
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Listening Sessions: Summer 2022



Mayor's Listening Sessions

- 6 listening session in multiple languages
- Virtual and in person, indoors and out!



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Design Workshops: August 2022



Design Workshops – August '22



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Unanswered Questions

Revealed during public outreach



What Do We Know?

- We heard many visions for redeveloping 90 Washington Street
- However, there are unanswered questions about what can realistically be built on the property
- The City needs answers to these questions before it selects a development partner



Public-Private Partnerships Questions

- Can a new Safety Building be part of a larger commercial development built by a private development partner?
- Can Safety Building functions be split up and located on different parts of the site?
- Can a Public Safety Building and other uses be built at the same time?



Community Uses Questions

- What types of community uses can be incorporated onto the site?
- Can Parcel C be combined with abutting properties to accommodate more redevelopment?
- How affordable can “affordable housing” built on the site be?



Site Preservation Questions

- Can existing trees can be preserved during redevelopment?
- Can new development be feasibly located on the property with minimal impact to the existing berm?
- Can the berm be replaced with buildings that provide better protection for neighbors?



Improving our Knowledge

- The City's planning team cannot answer these questions
- The City needs help from experienced developers to answer these questions, so that it can know:
 - What types of uses and buildings can be feasibly built on 90 Washington Street given the site's constraints
- This knowledge will allow the City to optimize the way it selects development partners for the property

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Next Steps

Getting answers

Selecting development partner(s)



Answering These Questions

- Developers have unique experience for answering the City's redevelopment questions
- A Request for Information process (RFI) allows the City to ask questions to developers and receive answers
- These answers can help the City refine its development vision to what's really feasible and buildable



Selecting a Developer

- The City can use knowledge gained from developers to improve its search for developers, through a Request for Proposals (RFP) process
- This procedure has the City ask developers to submit proposals for redeveloping 90 Washington Street
- The knowledge gained from developers improves the City's "request", allowing it to select from better proposals



Timeline: Answers & Developer Selection

Oct. '22:

Release RFI

Dec. '22:

Get answers
Appoint CAC

Mar. '23:

Release RFP

June '23

Get proposals

Oct. '23

Select
developer

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Ongoing Public Involvement

Citizen Advisory Committee



Citizen Advisory Committee (CAC)

- A 90 Washington Street Citizen Advisory Committee:
 - Represents and involves the public in every step of redevelopment
 - Advises City staff in developer selection processes
 - Makes redevelopment open and transparent



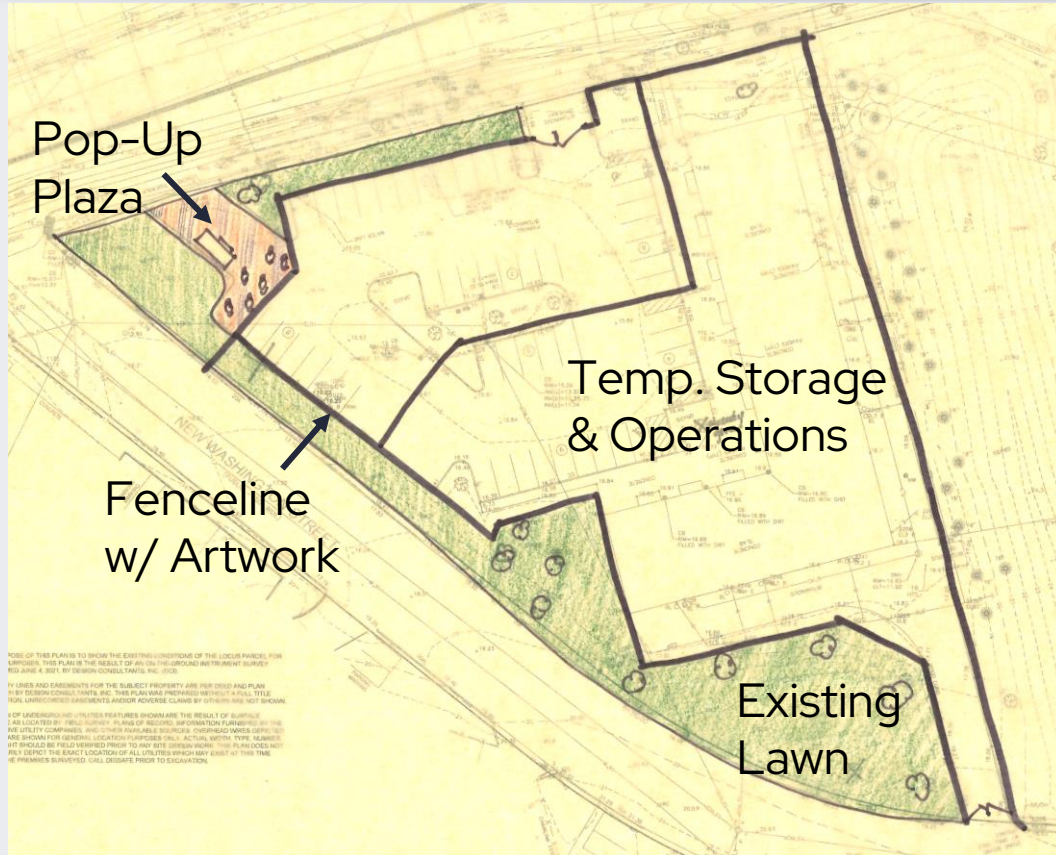
Citizen Advisory Committee (CAC)

- A 90 Washington Street Citizen Advisory Committee:
 - Members include residents, local businesses, non-profit organizations and city councilors
 - Starts meeting in January of 2023
 - **Recruitment starts tonight!** Sign up at:
voice.somervillema.gov/90washington_redevelopment

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Site Condition

Mobilizing this fall





Temporary Site Conditions (proposed)

- Civic space – Washington & New Washington Streets
- Lawn Areas – New Washington Street
- New site fence – With artwork screening



For More Information

- **Sign up for the 90 Washington Street Citizen Advisory Committee:**
- Project website:
 - *voice.somervillema.gov/90washington_redevelopment*
 - FAQ
- Sign up for our [email](http://eepurl.com/hMR8hv) list - <http://eepurl.com/hMR8hv>



THANK YOU